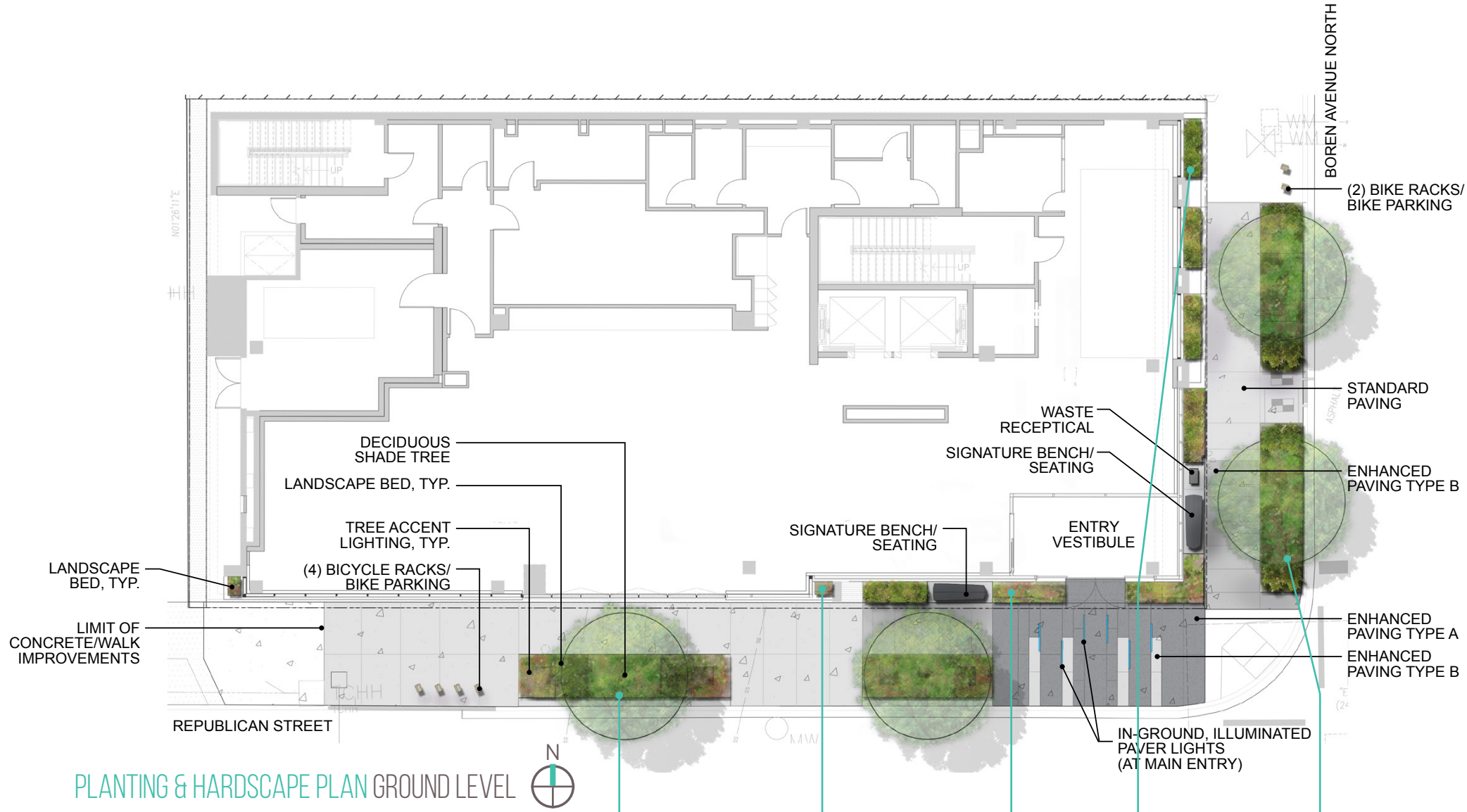


PROPOSED LANDSCAPE PLANS



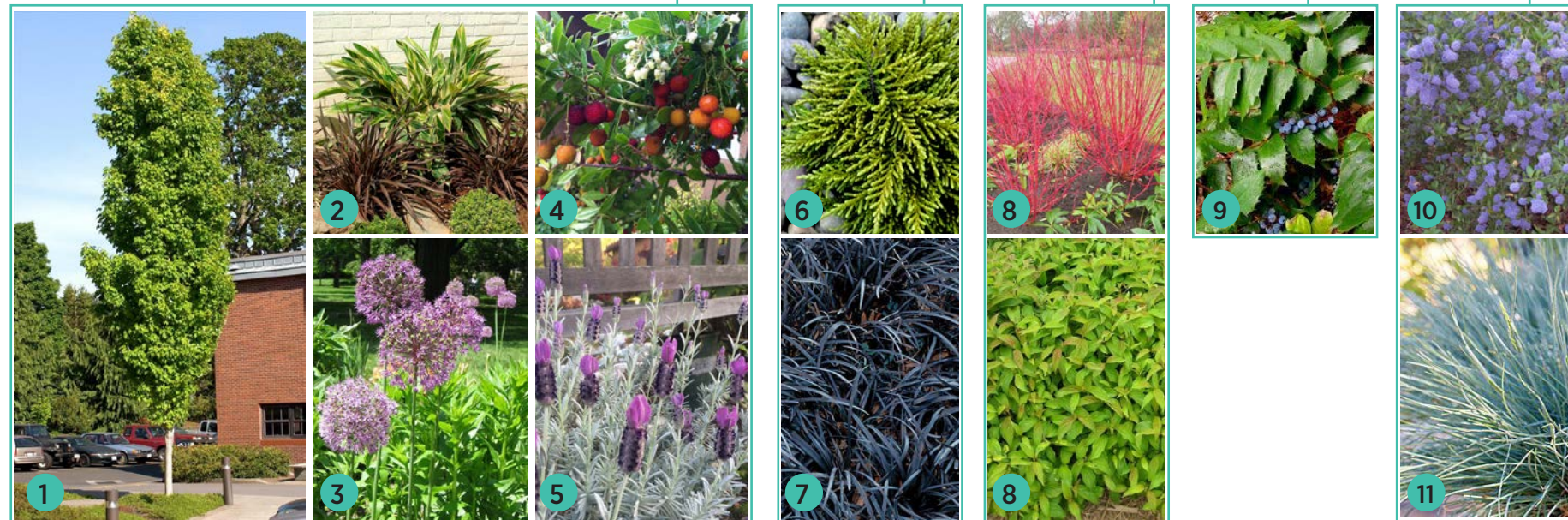
PLANTING & HARDSCAPE PLAN GROUND LEVEL



ENTRY CONCEPT

Plantings, unique paving pattern, and in-ground lighting highlight the main entry.

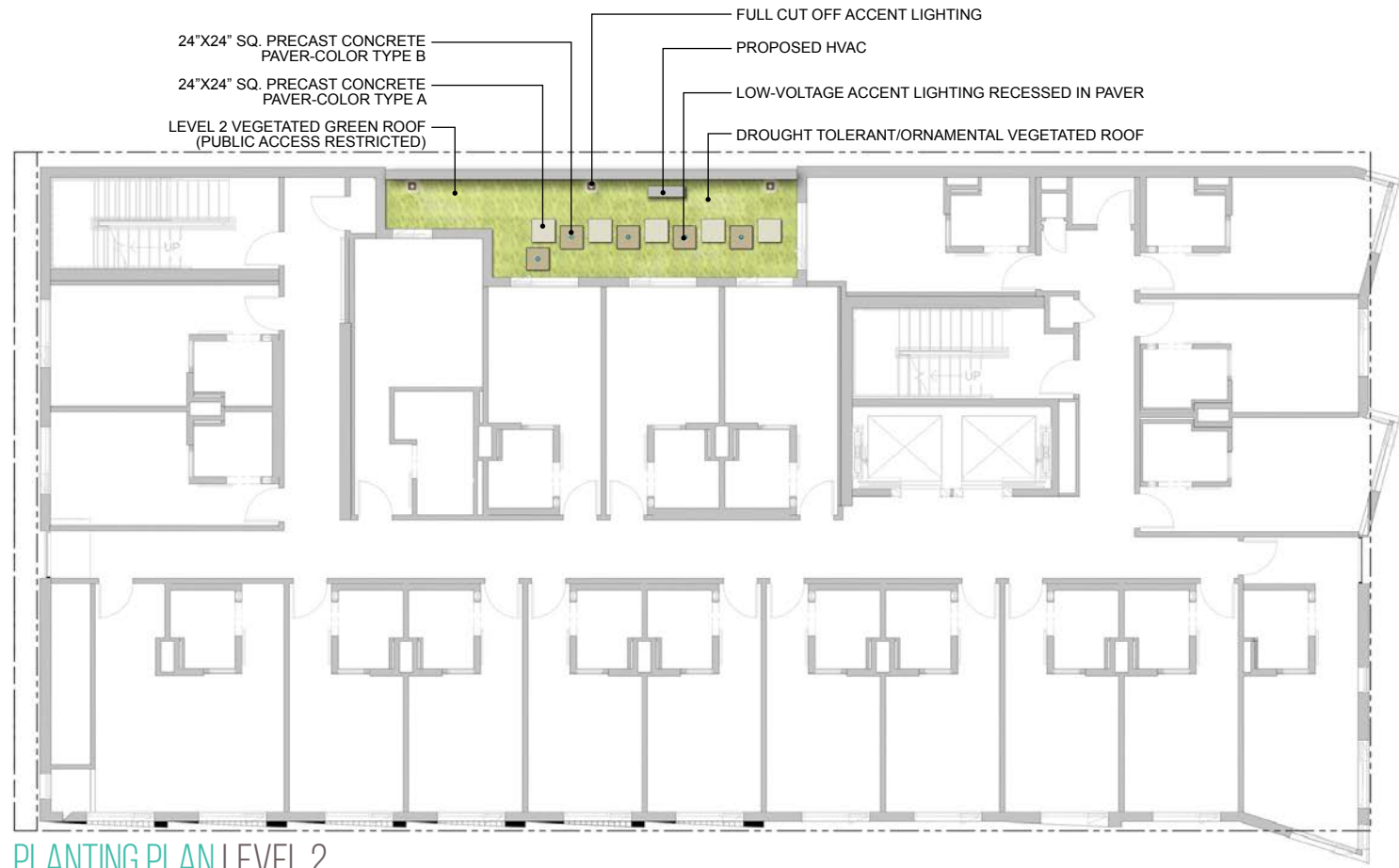
Curved benches are the same language as curved entry canopy.



LEGEND

1. Columnar Norway Maple
2. Jack Spratt New Zealand Flax
3. Allium Mars
4. Dwarf Strawberry
5. Silver Anouk Spanish Lavender
6. James Stirling Hebe
7. Black Mondo Grass
8. Kelsey's Dwarf Redosier Dogwood
9. Cascade Oregon Grape
10. Blue Sapphire Ceanothus
11. Elijah Blue Fescue

PROPOSED LANDSCAPE PLANS



PLANTING PLAN LEVEL 2



PLANTING PLAN ROOF LEVEL



GREEN ROOF CONCEPT

6-8 varieties, drought tolerant.
 6" depth soil medium.

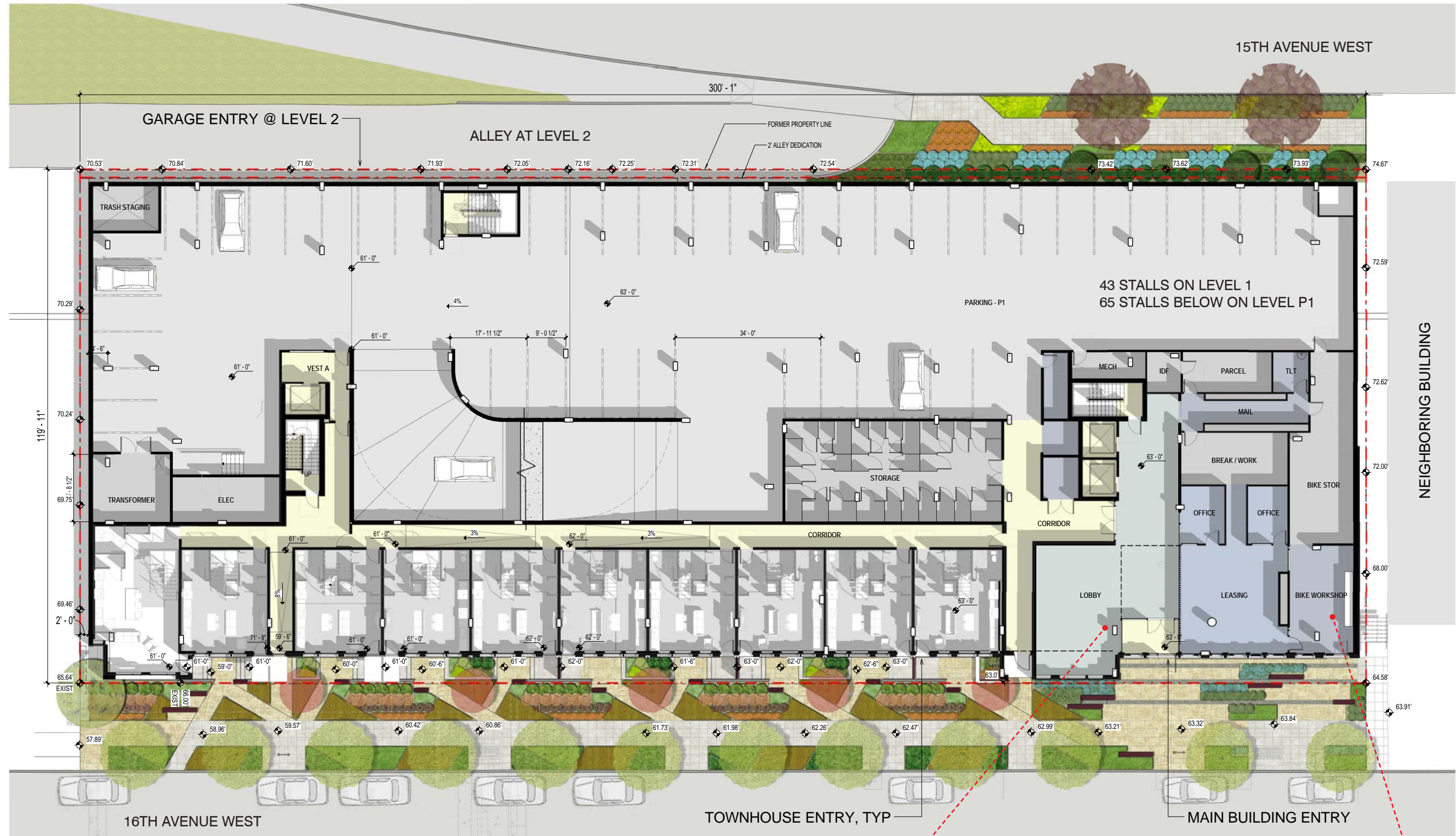


ROOF TERRACE CONCEPT



LEGEND

1. Japanese Maple
2. Texanum Japanese Privet
3. Taunton's Yew
4. Purple Sage
5. Blonde Ambition Grass
6. Huntington Carpet Rosemary

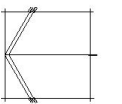


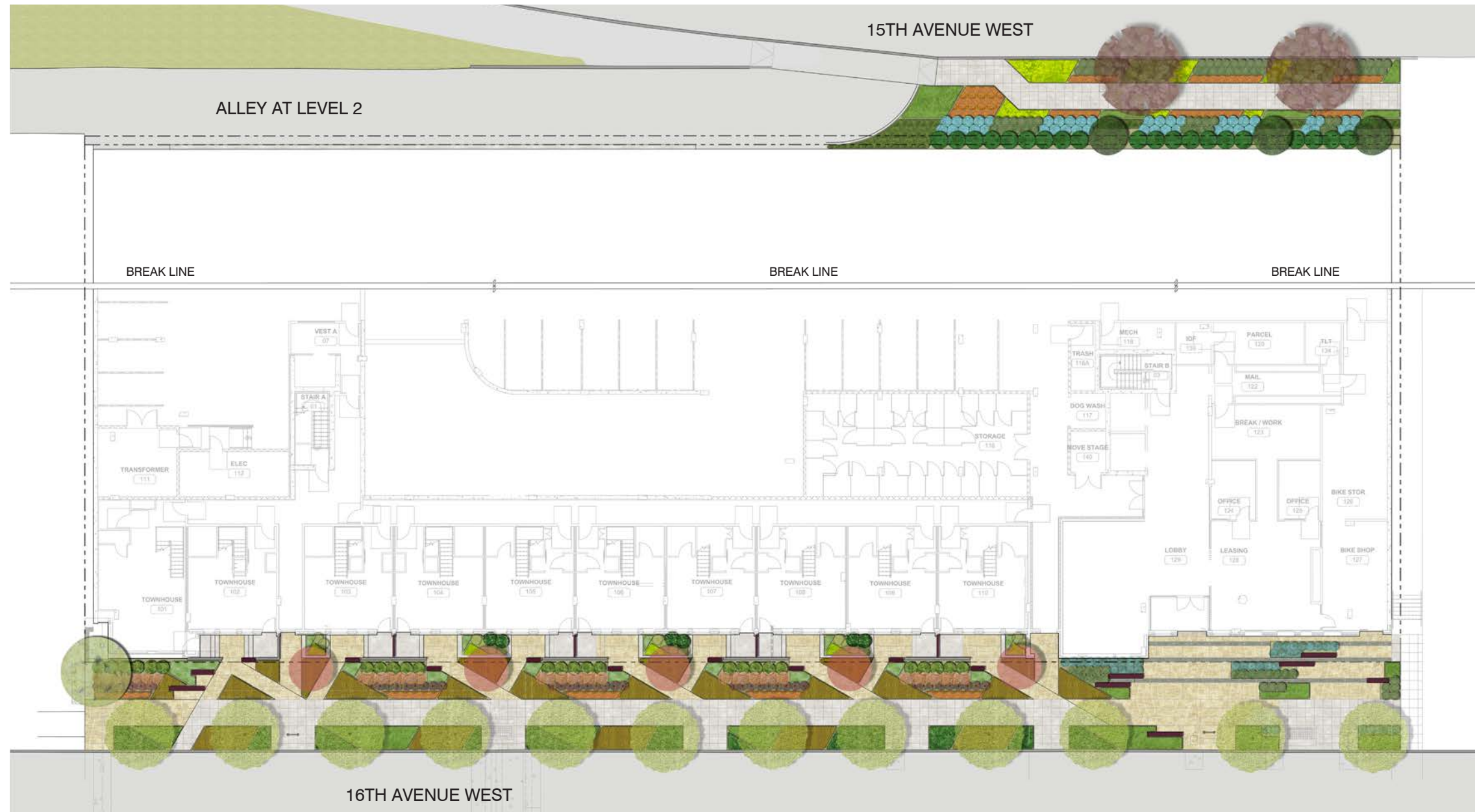
BOARD DIRECTION / GUIDELINES PL3-B1, DC1-B1, DC1-C

GUIDELINE PL4-B

The main entrance is prominently located at this location in order to tie into the business district and burgeoning community character that is developing along Dravus Street.

Bike storage and amenity space has been expanded to support the majority of building residents.





NYSSA SYLVATICA
BLACK TUPELO



MAGNOLIA GRANDIFLORA
'LITTLE GEM'
LITTLE GEM MAGNOLIA



HELICTOTRICHON SEMPERVIRENS
BLUE OAT GRASS



ILEX GLABRA 'SHAMROCK'
SHAMROCK COMPACT INKBERRY



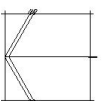
PENNISETUM ALOPECUROIDES
'HAMELN'
FOUNTAIN GRASS



CAREX TESTACEA
NEW ZEALAND ORANGE
SEDEGE

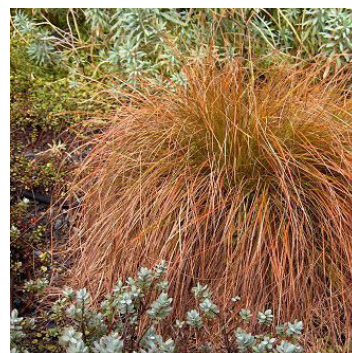


EUPHORBIA AMYGDALOIDES VAR.
ROBBIAE
MRS. ROBB'S BONNET





ARBUTUS UNEDO 'COMPACTA'
COMPACT STRAWBERRY TREE



CAREX TESTACEA
NEW ZEALAND ORANGE
SEDE



SARCOCOCA HOOKERIANA
VAR *HUMILIS*
SWEET BOX



LIRIOPE SPICATA
LILY TURF



EUPHORBIA AMYGDALOIDES VAR.
ROBBIAE
MRS. ROBB'S BONNET



HAMAMELIS X INTERMEDIA
'JELENA'
JELENA WITCH HAZEL



MISCANTHUS SINENSIS
'ADIAGO'
ADAGIO MAIDEN GRASS



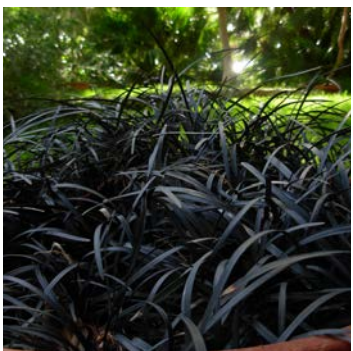
HAMAMELIS X INTERMEDIA
'BARMSTEDT GOLD'
GOLDEN WITCH HAZEL



CAMELLIA X WINTER'S SNOWMAN
WINTER'S SNOWMAN ICE
ANGELS CAMELLIA



LIRIOPE SPICATA 'SILVER
DRAGON'
SILVER DRAGON LILY TURF



OPHIPOGON PLANISCAPUS
'EBKHIZAM'
EBONY KNIGHT MONDO
GRASS



PENNISETUM ALOPECUROIDES
'HAMELN'
FOUNTAIN GRASS

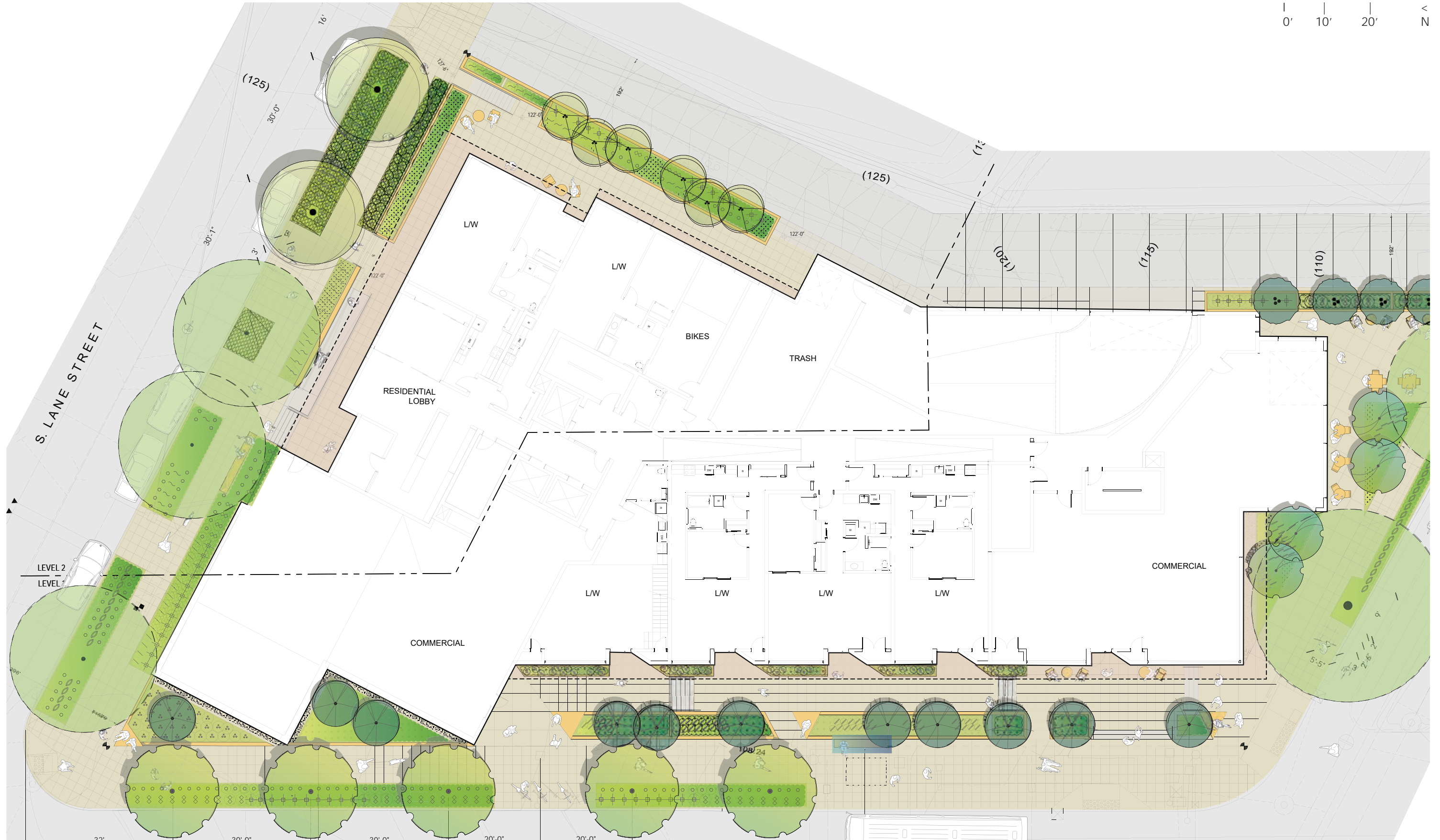


LONICERA PILEATA
BOX HONEYSUCKLE



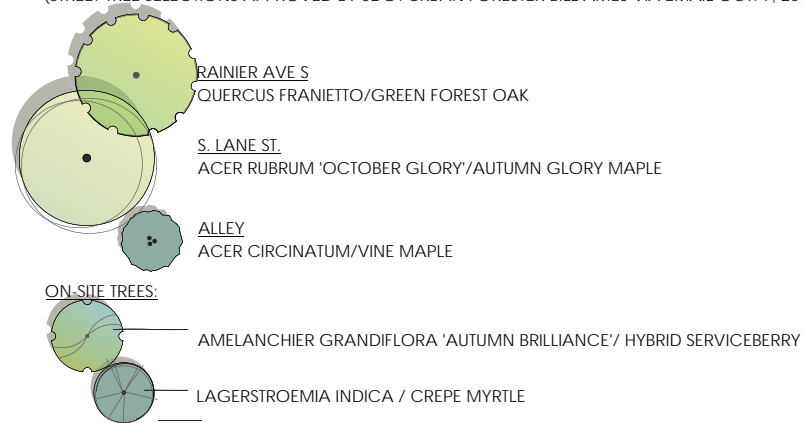
HYDRANGEA QUERCIFOLIA
'PEE WEE'
PEE WEE OAKLEAF HYDRANGEA

LANDSCAPE - SITE PLAN



PROPOSED STREET TREES:

(STREET TREE SELECTIONS APPROVED BY SDOT URBAN FORESTER BILL AMES VIA EMAIL OCT. 7, 2015)



SHRUBS & GROUNDCOVER

- SPIRAEA BUMALDA 'DENISTAR' / SUPERSTAR SPIRAEA *
- NANDINA DOMESTICA/'MOON BAY'/HEAVENLY BAMBOO *
- ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY *
- VIBURNUM DAVIDII / DAVID'S VIBURNUM *
- CAMELLIA 'JEAN MAY' / JEAN MAY CAMELLIA
- DRYOPTERIS ERYTHROSORA / AUTUMN FERN
- IMPERATA CYLANDRICA 'RUBRA' / JAPANESE BLOODGRASS
- ROSA 'CORAL FLOWER CARPET ROSE**
- POLYSTICHUM MUNITUM / WESTERN SWORD FERN *
- SALIX NANA / DWARF ARCTIC WILLOW *

GROUNDCOVER

- PACHYSANDRA TERMINALIS / JAPANESE SPURGE*
- LIRIOPE SPICATA / CREEPING LILYTURF*
- FRAGARIA CHILOENSIS / BEACH STRAWBERRY*

TREES



Quercus Franietto
Green Forest Oak



Acer Rubrum 'October Glory'
Autumn Glory Maple



Amelanchier 'Autumn Brilliance'
Hybrid Serviceberry



Lagerstroemia Indica
Crepe Myrtle

SHRUBS



Spiraea 'Denistar'
Superstar Spiraea *



Nandina dom. 'Moon Bay'
Moon Bay Heav. Bamboo



Ilex crenata 'Convexa'
Compact J. Holly



Viburnum davidii
David's Viburnum



Camellia 'Jean May'
Jean May Camellia

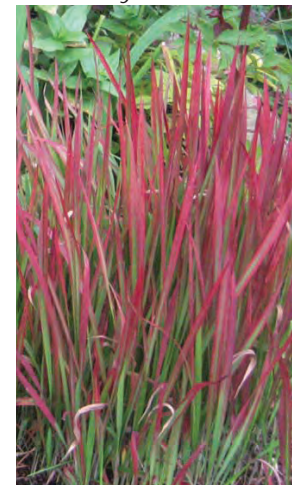


Rosa 'Amber'
Amber Carpet Rose

GROUNDCOVERS



Dryopteris erythrosora
Autumn Fern



Imperata 'Rubra'
Japanese Bloodgrass



Polystichum munitum
Sword Fern



Pachysandra Terminalis
Japanese Spurge*



Liriope Spicata
Creeping Lilyturf*



Fragaria Chiloensis
Beach Strawberry*

LANDSCAPE - S DEARBORN TO S RAINIER

**S DEARBORN
TO S RAINIER**

- 1 Spill out Cafe at Dearborn
- 2 Better Bike Racks
- 3 Bike/pedestrian potential at corner
- 4 Seat Triangles for Hanging
- 5 Spill out Retail at Commercial Entry
- 6 Access Arcade including Live/Works including Live/Works
- 7 Better Bus Stop



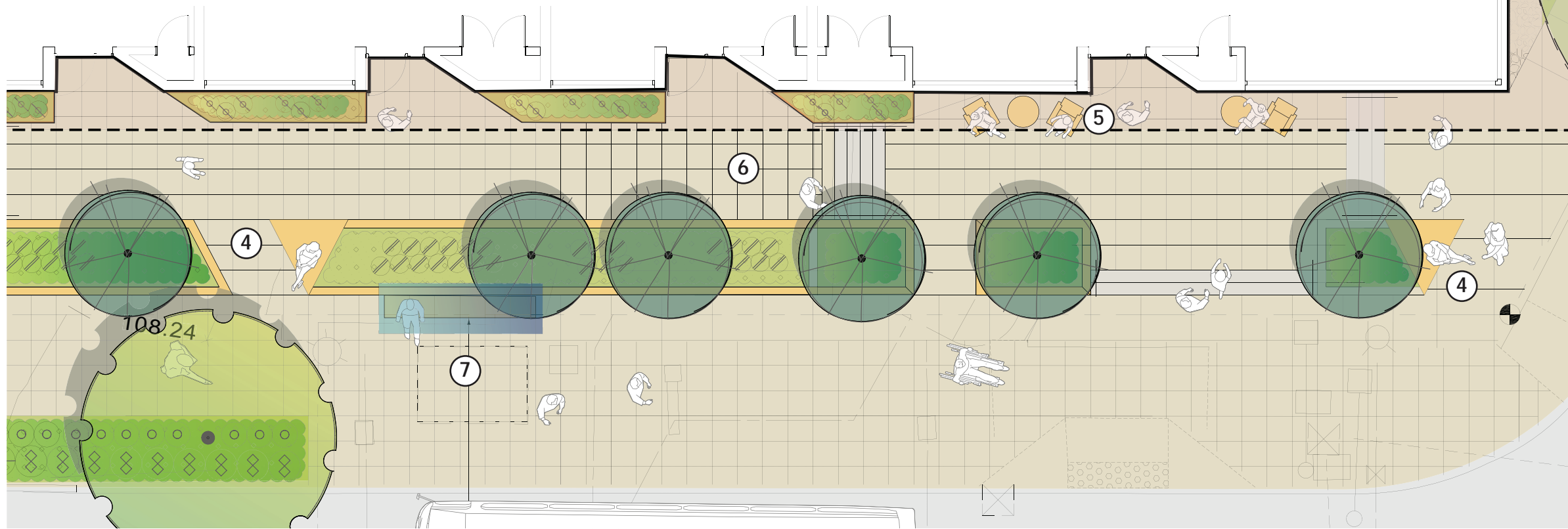
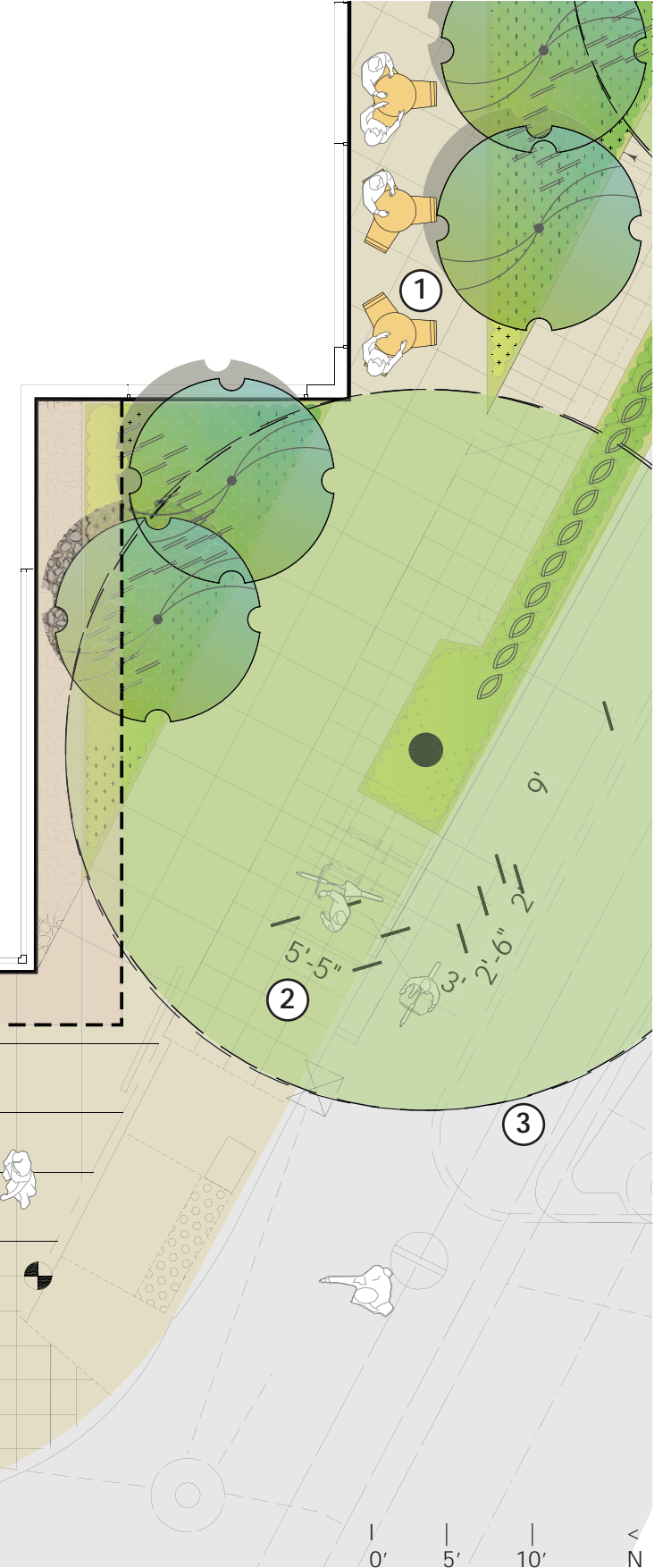
1 Spill out Cafe at Dearborn



2 Better Bike Racks



6 Access Arcade including Live/Works (Brooks Headquarters)





S RAINIER TO S LANE

- 1 Extended planting at busy Rainier
- 2 Better Bike Racks
- 3 Access Arcade including Live/Works
- 4 Generous Commercial Entry
- 5 Seat Triangles for Hanging
- 6 Bioretention Planter

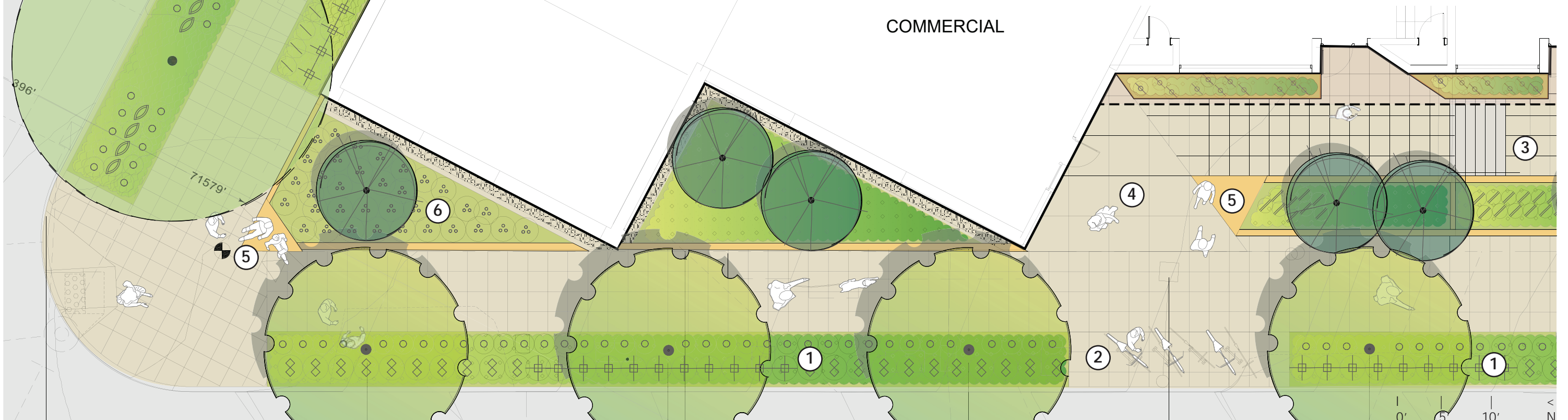


1 Extended planting at busy Rainier



6 Bioretention Planter

COMMERCIAL



MATERIALS AND FINISHES

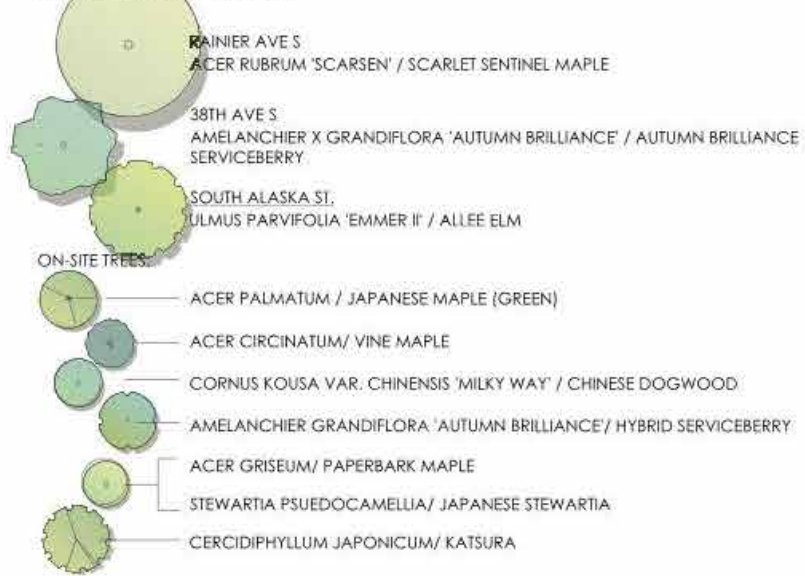
SYMBOL	DESCRIPTION
	PER COS STD PLAN 420 WITH THE FOLLOWING EXCEPTIONS: -SAND-COATED EXP. JOINTS, LIGHT-MED. SANDBLAST FINISH, 2'x2' SCORING UNLESS OTHERWISE INDICATED ON PLAN
	THROUGH JOINT PAVERS ON PEDESTAL, 24"x24"x2" THICK PRECAST CONCRETE PAVERS, TEXADA HYDRAPRESSED SLABS, COLOR: NATURAL, AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, 1-800-663-4091. PEDESTALS PER ARCH.
	DECKING
	CIP CONC. SEATWALLS, 24" WIDE, 18" HT.
	GRANITE STONE SLABS, 4" THICK X 1'X4' OR 6" THICK 2' X 8'
	WATER FEATURE
	FIRE PIT
	BOULDERS

0' 15' 30' N



PROPOSED STREET TREES:

TREE SPECIES APPROVED BY BILL AMES, SDOT URBAN FORESTER VIA EMAIL 7/9/15. UPDATE FOR 38TH ST. SENT VIA EMAIL FOR APPROVAL, 8/11/15. REVISED TREE SPECIES PER SHANE DEWALD, SDOT URBAN FORESTRY, SIP COMMENTS.



TREES



Acer rubrum 'Scarsen'
Scarlet Sentinel Maple



Amel. x grand. 'Autumn Brilliance'
Serviceberry



Ulmus parvifolia 'Emmer II'
Allee Elm



Acer palmatum
Japanese Maple (Green)



Cornus k. var. Chin. Milky Way
Chinese Dogwood

SHRUBS



Ilex crenata 'Convexa'
Compact J. Holly



Nandina dom. 'Moon Bay'
Moon Bay Heav. Bamboo



Rosa 'Amber'
Amber Carpet Rose



Viburnum davidii
David's Viburnum



Sarcococca ruscifolia
Fragrant Sweetbox



Liriope muscari
Liriope

GROUNDCOVERS



Dryopteris erythrosora
Autumn Fern



Ophiop. p. 'Nigrescens'
Black Mondo Grass



Polystichum munitum
Sword Fern



RAINIER AVENUE S

SOUTH COURT

- 1 Lush Streetscape at Busy Streets
- 2 Bike Racks
- 3 Spill out Retail
- 4 Curved Ramp
- 5 Stone Slabs
- 6 Gathering Place
- 7 Water Feature



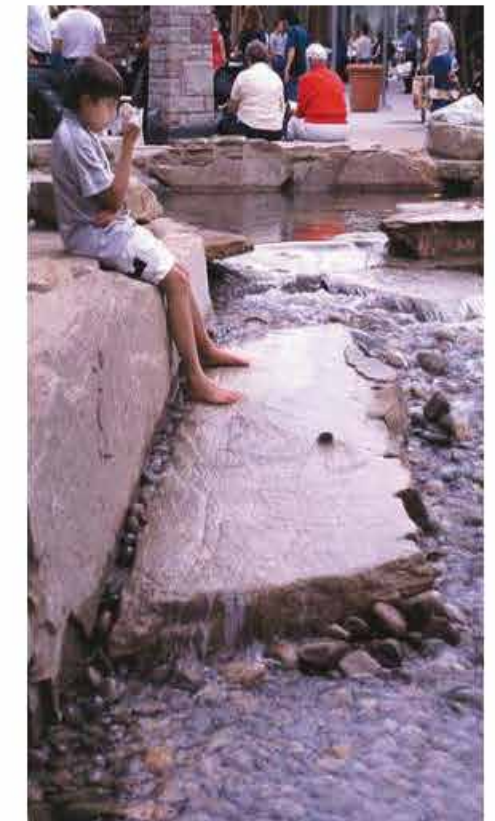
4 Curved Ramp



4 Stone Slabs



6 Gathering Place



7 Water Feature



RAINIER AVENUE S

NORTH COURT

- 1 Bike Racks
- 2 Lush Streetscape and Canopy
- 3 Spill out Retail
- 4 Community Connector
- 5 Seating
- 6 Gathering Place
- 7 Upper Entry
- Light Sandblast Paving
- 8 Lower Entry
- Light Sandblast Paving



1 Lush Streetscape and Canopy



6 Gathering Place

THROUGH BLOCK HILLCLIMB

- 1 Seat Cubes and Canopy at Corner
- 2 Ramp
- 3 Office Entry - Light Sandblast Paving
- 4 Seating
- 5 Grove with ferns
- 6 Festival Lights
- 7 Stair climb
- 8 Lower Entry - Light Sandblast Paving
- 9 Stairs to North Court



5 Tree grove with ferns



6 Festival lights



7 Stair climb

